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Message Text

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PAGE 01 SANTIA 00290 132036Z
ACTION HUD-02

INFO OCT-01 ARA-14 ISO-00 MMO-04 EB-08 /029 W
----------010151 140426Z /72
R 131948Z JAN 78
FM AMEMBASSY SANTIAGO
TO SECSTATE WASHDC 7793

UNCLAS SANTIAGO 290

E. O. 11652: N/A
TAGS: SWELL, CI
SUBJECT: URBAN HOMESTEADING

REF: STATE 302791

1. THE MINISTRY OFHOUSING INFORMS US THAT THERE ARE NO SELF-HELP HOUSING DEVELOPMENT PROGRAMS AT PRESENT. THERE HAVE BEEN, HOWEVER, SEVERAL EXPERIENCES IN THE PAST WHICH WERE HEAVILY SUBSIDIZED BY THE GOC. THE MOST RECENT WERE:

A) DURING 1967-68 THE GOC PROVIDED HOUSING LOTS WITH BASIC INFRASTRUCTURE (E.G. SEWAGE, WATER, AND ELECTRICITY LINES) AT NOT COST TO ORGANIZED GROUPS OF WORKERS WHO WERE TO BUILD HOUSES AT THEIR OWN EXPENSE. SHANTYTOWNS RESULTED, SINCE WORKERS WERE NOT ABLE TO OBTAIN ADEQUATE FINANCING. MANY OF THESE SAME DWELLINGS ARE NOW BEING REPLACED BY THREE STORY APARTMENT BUILDINGS AT THE GOVERNMENT'S EXPENSE.

B) IN 1974 A SELF-CONSTRUCTIONPROGRAM WAS INITIATED BY THE MINISTRY OF HOUSING AND URBAN DEVELOPMENT TO PROVIDE BOTH TECHNICAL AND FINANCIAL ASSISTANCE IN VARYING DEGREES. THE GOC STOPPED THIS PROGRAM IN 1975, BECAUSE THE QUALITY OF WORK BEING DONE BY SELF-HELP LABOR WAS EXTREMELY BAD AND THE CHILEAN CONSTRUCTION INDUSTRY WAS (AND STILL IS) VERY DEPRESSED.

2. A SECOND POINT OF POSSIBLE INTEREST IS THAT OWNERS OF UNINHAB-ITABLE DWELLINGS OR UNINHABITED LAND LOCATED IN AREAS THAT THE GOC WANTS TO HAVE DEVELOPED CAN BE SUBJECT TO SURCHARGES ON
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THEIR PROPERTY TAX RATE IF THEY DO NOT RENEW OR BUILD NEW HOUSING WITHIN TWO YEARS AFTER BEING NOTIFIED BY THE GOC. ENACTED ONLY TWO YEARS AGO, THIS LEGISLATION HAS NOT BEEN ENFORCED AS YET.

3. A UNIQUE PROGRAM WAS THAT OF AUTO-FABRICATION UNDER WHICH LOW INCOME FAMILIES OPERATED A FACTORY IN WHICH COMPONENTS FOR SHELTER UNITS WERE MANUFACTURED AND THEN TRANSPORTED TO CONSTRUCTION

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SITES. THE OBJECTIVES OF THIS PROGRAM WERE IN BRIEF TO: (A) EXTEND THE SELF-HELP TO INCLUDE THE MANUFACTUREING STATE; (B) REPLACE THE CONCEPT OF A COMPLETED HOUSE WITH ONE OF A "SHELTER SOLUTION" COMPLETED IN PHASES OVER TIME; AND (C) ESTABLISH A COMMUNITY ENTERPRISE WHICH CHOULD BE OPERATED ON A PERMANENT BASIS, OR APPLYING TH PROCESS IN OTHER COMMUNITIES (SEE P6 OF "BRERE INFORME SOBRE AUTOCONSTRUCCION" BEING POUCHED).

4. THE FOLLOWING DOCUMENTS FURNISHED BY THE MINISTRY OF HOUSING ARE BEING POUCHED:

A) "REGLAMENTO DE AUTOCONSTRUCCION"

B) "RESPUESTAS AL CUESTIONARIO", ANSWERS TO SPECIFIC QUESTIONS POSED IN REFTEL.

C) PIE GRAPH COMAPRING COSTS OF "AUTOCONSTRUCCION" AND INDUSTRIALIZED HOUSING.

D) PIE GRAPH COMPARING COSTS OF WOOD AND MASONRY CONSTRUCTION.

E) " BREVE IMFORME SOBRE AUTOCONSTRUCCION"

F) "MANUAL DE AUTOCONSTRUCCION"

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Message Attributes

Automatic Decaptioning: X
Capture Date: 01 jan 1994
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: URBAN DEVELOPMENT
Control Number: n/a
Copy: SINGLE
Draft Date: 13 jan 1978
Decaption Date: 01 jan 1960
Decaption Note:
Disposition Action: n/a
Disposition Approved on Date:
Disposition Case Number: n/a
Disposition Comment:
Disposition Date: 01 jan 1960
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1978SANTIA00290
Document Source: CORE
Document Unique ID: 00
Drafter: n/a
Enclosure: n/a
Executive Order: N/A
Errors: N/A
Expiration:
Film Number: D780021-0731
Format: TEL
From: SANTIAGO
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1978/newtext/t19780165/aaaacctb.tel
Line Count: 81
Litigation Code IDs:
Litigation Codes:
Litigation History:
Locator: TEXT ON-LINE, ON MICROFILM
Message ID: a121fce3-c288-dd11-92da-001cc4696bcc
Office: ACTION HUD
Original Classification: UNCLASSIFIED
Original Handling Restrictions: n/a
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 2
Previous Channel Indicators: n/a
Previous Classification: n/a
Previous Handling Restrictions: n/a
Reference: 78 STATE 302791
Retention: 0
Review Action: RELEASED, APPROVED
Review Content Flags:
Review Date: 22 feb 2005
Review Event:
Review Exemptions: n/a
Review Media Identifier:
Review Release Date: n/a
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
SAS ID: 3777181
Secure: OPEN
Status: NATIVE
Subject: URBAN HOMESTEADING
TAGS: SWEL, SOCI, CI
To: STATE
Type: TE
vdkvgwkey: odbc://SAS/SAS.dbo.SAS_Docs/a121fce3-c288-dd11-92da-001cc4696bcc
Review Markings:
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